WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson
Karen Johnson Davidson County Batch# 752415 DEEDWARR 11/10/2021 09:45:18 AM 2 pgs Fees: $13.00 Taxes: $1,683.50 20211110-0150062 File #2021-728 DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00. Kathy Burris Affiant Subscribed and sworn to before me on November 8th, 2021. Donna L. Savage NOTARY PUBLIC My Commission Expires: 12-08-24

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Daniel Horschler and Elisabeth Joy Bellinger 607 Iron Gate Court Nashville, TN 37221	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	142-15-0-031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT MADISON GREEN AND LAURA ASHLEY GREEN FORMERLY KNOWN AS LAURA ASHLEY BOPP, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MATTHEW DANIEL HORSCHLER, UNMARRIED MAN AND ELISABETH JOY BELLINGER, UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 111, on the Plan of Harpeth Valley Park, Section I, of record in Book 3600, pages 93 and 94, Register's Office, reference to which is hereby made for a more complete description.
Tract 2:

Land in Davidson County, Tennessee, being part of Parcel D, unrecorded plan of Division of Reserved Parcel for Warner Park Estates Company, and described according to survey performed by C.K. McLemore as follows:

Beginning at an iron pin set in concrete, the southeast corner of Lot No. 111, Section I, Harpeth Valley Park, the plat of which is in Book 3600, pages 93 and 94, Register's Office of Davidson County, Tennessee; thence, with the easterly boundary of said lot, North 55 degrees 54 minutes East 191.0 feet to the other rear corner of Lot No. 111; thence, South 11 degrees 1 minute West 149.1 feet to an iron pin; thence, North 73 degrees 9 minutes West 135.5 feet to the point of beginning.

Being the same property conveyed to ROBERT MADISON GREEN, AN UNMARRIED MAN AND LAURA ASHLEY BOPP, AN UNMARRIED

WOMAN, by deed from SANDRA C. MILLIGAN, AN UNMARRIED WOMAN, of record as Instrument No. 20170217-0016431, dated February 16, 2017, said Register's Office. Laura Ashley Bopp is now known as Laura Ashley Green.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 607 Iron Gate Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on November 4th, 2021.

Grantor:

Robert Madison Green

Grantor:

Laura Ashley Green formerly known as Laura Ashley Bopp

~~STATE OF TENNESSEE~~ State of Massachusetts
~~COUNTY OF WILLIAMSON~~ County of Worcester

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ROBERT MADISON GREEN AND LAURA ASHLEY GREEN FORMERLY KNOWN AS LAURA ASHLEY BOPP**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2021.

Karen P. Welch
Notary Public

My commission expires: 04/04/2025

KAREN P. WELCH
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 4, 2025